

Single Family Residence **RESIDENTIAL**

1905 RIVER CROSSING DR

VALRICO, FL 33596

\$529,540 TopHap Estimate · \$200 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,652 ft²
LIVING AREA

0.22 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$530K

\$509K low

\$550K high

Last Sale

\$249,900 · Aug 22, 2012

Est. Owner Equity

\$317,915

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,219 (2025)
Assessed Value	\$272,194
Previous Assessed	\$264,523
Assessor Market Value	\$429,499

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 386 ft²

Porch · 396 ft²

CLIMATE RISK

1
FLOOD

28
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2012	Resale	Warranty Deed	\$249,900	\$94	\$250K
Jun 30, 2008	Resale	Warranty Deed	\$265,000	\$100	\$197K
Jan 14, 2002	Financing	Trustees Deed			\$115K
Nov 26, 2001	Resale	Grant Deed	\$29,000	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 mi
Bloomingtondale High School	High	9–12	1.6 mi
Burns Middle School	Middle	6–8	2.8 mi

District: Hillsborough County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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